



City of Harrisonburg, Virginia

Planning Commission Meeting

January 8, 2014

7:00 p.m.

Regular Meeting
409 South Main Street

- 1) **Election of Officers for 2014**
- 2) **Call to order, roll call, determination of quorum, and review/approval of minutes from the November 13, 2013 regular meeting and the December 11, 2013 worksession.**
- 3) **New Business**

Capital Improvement Program

Consider recommendation to City Council.

Special Use Permit & Off-Street Parking Approval – Woodland Montessori School Child Daycare Center (Michael Property)

Public hearing to consider a request from Erwin Michael with representative Jackie Morales-Shifflett of Woodland Montessori School for a special use permit per Section 10-3-34 (1) of the Zoning Ordinance to allow a child daycare center within the R-1, Single Family Residential District. The subject area is currently part of two properties identified as tax maps 93-B-4 & 5, which have road frontage along Running Springs Road, Whispering Springs Road, Mineral Springs Road, Ramblewood Road, and Stone Spring Road. The subject area would include 3 acres located off of Running Springs Road. Planning Commission must also review the private school's proposed off-street parking spaces per the requirements of Section 10-3-25 (12).

Rezoning – 1049 Chicago Avenue (The Village at Chicago Park)

Public hearing to consider a request from Theda and Merle Brunk and John Harding and Others with representative Scott Sellers of Engineering Solutions to rezone 2.0 acres of property among two parcels and a portion of a third parcel from R-3, Medium Density Residential District to R-7, Medium Density Mixed Residential Planned Community District. The property is located along Chicago Avenue, addressed as 1041 and 1049 Chicago Avenue and can be found on tax map parcels 48-D-26 & 41 and a portion of 48-D-25.

Downtown Streetscape Plan

Public hearing to consider adopting the City of Harrisonburg Downtown Streetscape Plan. The plan is a document that communicates a clear and concise vision for the Central Business District and the immediate surrounding areas identified as the "Transition Area" in the City's downtown. The plan addresses guidance on topics such as: how to integrate regular and routine maintenance projects to accommodate a collective vision compatible with the many viewpoints in the downtown area; implementation of the hardscape components of the City's Streetscape Plan and that components of it are being accomplished in a piecemeal fashion and may be moving ahead without full consideration of other utilities and infrastructure needs; how to communicate streetscape standards and plans to prospective developers desiring to locate within the B-1 zoning classification; how to finance additional parking when it is determined by City Council to be needed and where to strategically place

Staff will be available Monday February 10, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the February 12, 2014 agenda.

it in an easily accessible location adjacent to transportation facilities that can accommodate future traffic volumes; and how to manage solid waste issues for downtown businesses that require refuse collection outside of the City's current business model. The plan's overall goal is: To present an easily communicable, comprehensive vision for public spaces in Downtown Harrisonburg that can be utilized by public and private agencies to further develop and sustain a vibrant downtown.

4) Unfinished Business

5) Public Input

6) Report of secretary and committees

Proactive Zoning

7) Other Matters

Review of 2013 Annual Reports

8) Adjournment

Staff will be available Monday February 10, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the February 12, 2014 agenda.